



TO LET WAREHOUSE & OFFICES WITHIN A SECURE SITE
318.14 sq m (3,424 sq ft) on a secure site of 0.18 Ha (0.44 acres)
UPPER HAYSDEN LANE, TONBRIDGE, TN11 8AA

est. 1828
bracketts

LOCATION

The property is located on the outskirts of Tonbridge, within a short drive to the junction of The Tonbridge Bypass (A21) which provides access to Sevenoaks and the M25 to the north and Royal Tunbridge and the south coast to the south.

Surrounding occupiers to the property include Kent County Council and Nexus school.

DESCRIPTION

The premises comprise a single storey warehouse unit with conjoined offices.

The property benefits from a secure hard standing yard with a part palisade and mesh fenced, providing excellent external storage and circulation space.

The warehouse is of concrete frame construction beneath a pitched corrugated roof and is accessed via multiple loading doors, with an interconnecting door to the offices and WC facilities.

We note that there is currently no boundary fence between the site and the adjoining land retained by the client. Our client would permit an incoming tenant to erect a boundary fence, subject to prior agreement of the specification and materials.

The property benefits from a secure hard standing site extending to 0.14 Ha (0.36 Acres) in total.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE TERMS

The property is available on a new FRI lease on terms to be agreed.

RENTAL

Rent on Application

VAT

Payable if applicable.

RENTAL DEPOSIT

The ingoing tenant will be required to provide a rental deposit as security, amount to be agreed.

FLOOR AREAS

The buildings have the following floor areas calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Office I	61.44 sq m	661 sq ft
Warehouse	256.7 sq m	2,763 sq ft
Total Area	318.14 sq m	3,424 sq ft

Total site area 0.18 ha (0.44 acres)

Interested parties are asked to verify the above areas

BUSINESS RATES

From the Valuation Office website, the property has a description of "Stores, Workshop and Premises" with a Rateable Value of £31,750.

LEGAL COSTS

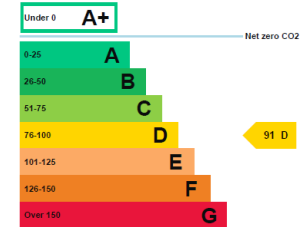
Each party to be responsible for their own legal costs.

PLANNING

Interested parties are advised to check that their intended use is lawful with the LPA.

EPC RATING

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VIEWING

Strictly by appointment through **Bracketts**

Telephone: 01732 350503

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SUBJECT TO CONTRACT & PROOF OF FUNDS



RED LINE FOR INDICATIVE PURPOSES ONLY

TO LET

**WAREHOUSE & OFFICE
WITH HARDSTANDING SECURE
SITE**

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of 0.18 Ha (0.44 acres)**

**UPPER HAYSDEN LANE
TONBRIDGE
TN11 8AA**



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